

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0371095680
Comm # (no dashes):	54901304535
County:	Winnebago
Region:	Commerce
Site name:	Ellefsons US Service Center
Street Address:	1735 Bowen St
City:	Oshkosh
Closure Date	2001-05-23
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	637934.862154042
Northing (Y):	397288.041170349
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



ENVIRONMENTAL & REGULATORY SERVICES
2129 Jackson Street
Oshkosh, Wisconsin 54901
(920) 424-0025
TDD #: (608) 264-8777
www.commerce.state.wi.us

Scott McCallum, Governor
Brenda J. Blanchard, Secretary

May 23, 2001

Mr. Henry Noffke
2200 White Swan Drive
Oshkosh WI 54901

Subject: **Case Closure** – Former Ellefsons US Service Center
1735 Bowen Avenue, Oshkosh
COMMERCE #54901-3045-35 DNR #03-71-095680

Dear Mr. Noffke:

I have reviewed the information submitted by your consultant to satisfy the conditions of closure set in the Conditional Closure letter dated April 5, 2001. The department has determined that all the conditions of closure have been met. **The site will now be listed as "closed"** on the Department of Commerce/Department of Natural Resources database.

Thank you for your efforts in protecting the environmental resources of the State of Wisconsin.

If you have any questions, feel free to contact me at (920)424-0025.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas Verstegen'. The signature is fluid and cursive, with a large initial 'T' and a long, sweeping underline.

Thomas Verstegen
Department of Commerce
PECFA-Site Review Section

cc. → PECFA File – p:\pecfa\549\54901\304535\close-final.doc
Mr. Stuart Gross – Northern Environmental



Document Number

**NOTICE OF CONTAMINATION TO
PROPERTY**

Legal Description of the Property: In re:

(as it appears on the most recent deed)

See Legal Description Reverse Side

RECEIVED

MAY 22 2001

ERS DIVISION

1128352

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05-07-2001 02:44 PM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 12.00
TRANSFER FEE
OF PAGES 2

Recording Area

Name and Return Address *Escrow*

WALTER W. BUSH
Attorney-at-Law
541 W. Ninth Ave.
Oshkosh, WI 54901

15 0484 0100

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF)

James M. Noffke

Henry A. Noffke

Section 1. Helen D. Sanvidge is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene and MtBE contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Also,
Residual petroleum contaminated soil remains on this site. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be

2

determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 4th day of May, 2001.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of James M. Noffke, Henry A. Noffke and Helen D. Sanvidge

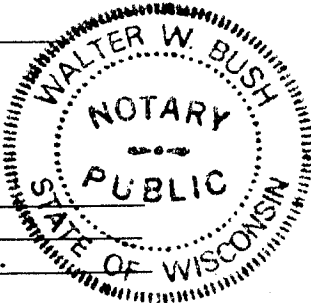
Signature: [Signature]

Printed Name: Henry A. Noffke

Title: Co-Owner

Subscribed and sworn to before me
this 4th day of May, 2001

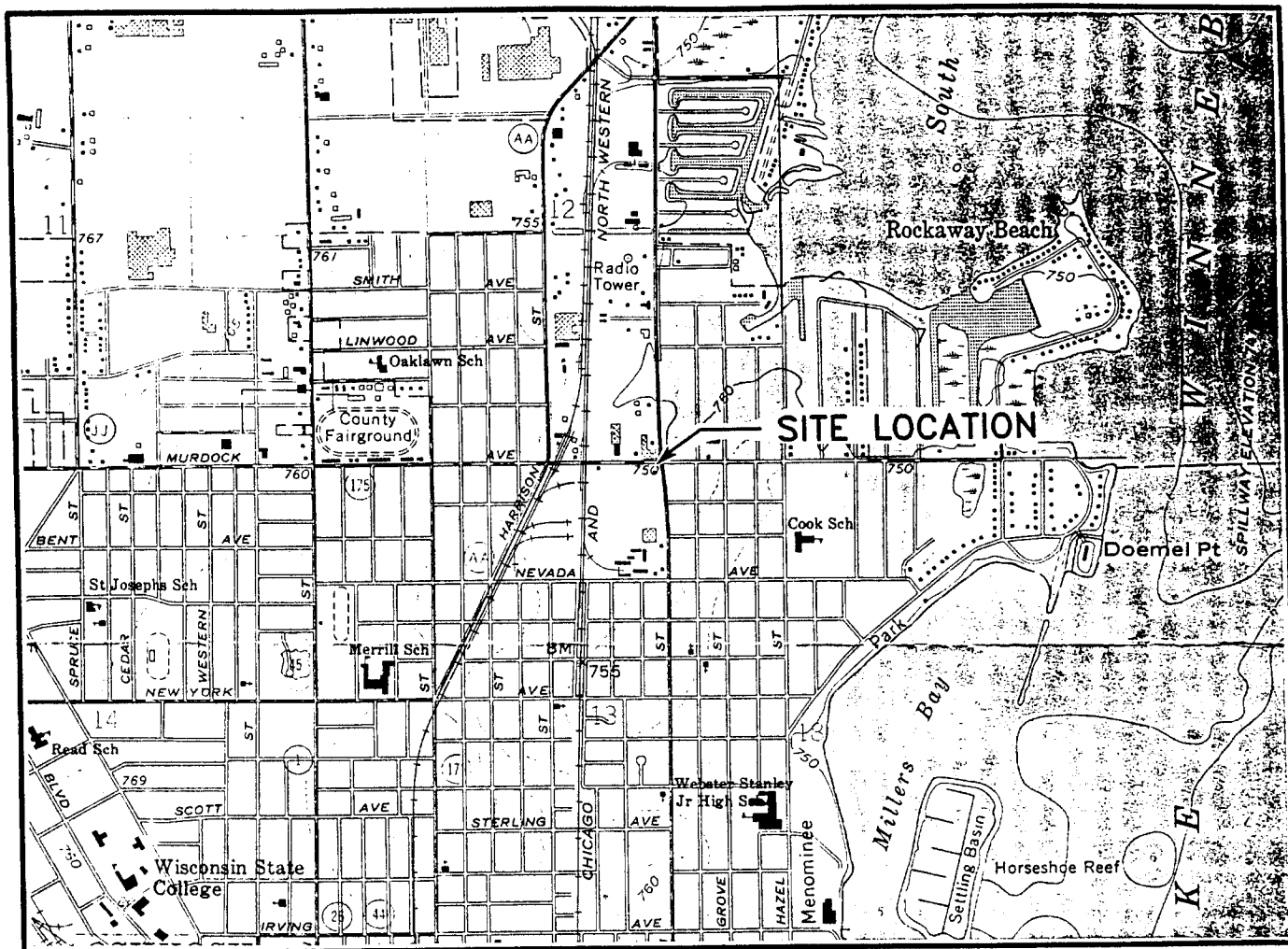
[Signature]
Notary Public, State of Wisconsin
My commission is Permanent.



This document was drafted by the Wisconsin Department of Commerce.

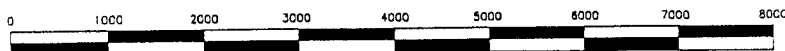
That part of Lot 5 of Block 99 in the Original 4th Ward of the City of Oshkosh, per Palmer's Map, now in the 15th Ward of the City of Oshkosh, Winnebago County, Wisconsin, described as follows:

Beginning at the intersection of the South line of East Murdock Avenue with the Westerly line of Bowen Street, thence Southerly 150 feet along said Westerly line of Bowen Street, thence West 189.48 feet parallel to the South line of East Murdock Avenue, thence North at a right angle 149.31 feet to the South line of East Murdock Avenue, thence East 175 feet along said South line to the point of beginning, containing 0.625 acres, more or less.



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS OSHKOSH, WISCONSIN QUADRANGLE, 7.5 MINUTE SERIES, 1961 (PHOTOREVISED 1975)

QUADRANGLE LOCATION

DRAWN BY: DMB PROJECT: USB08-1108-0330 DATE: 12/21/98

REV. DATE

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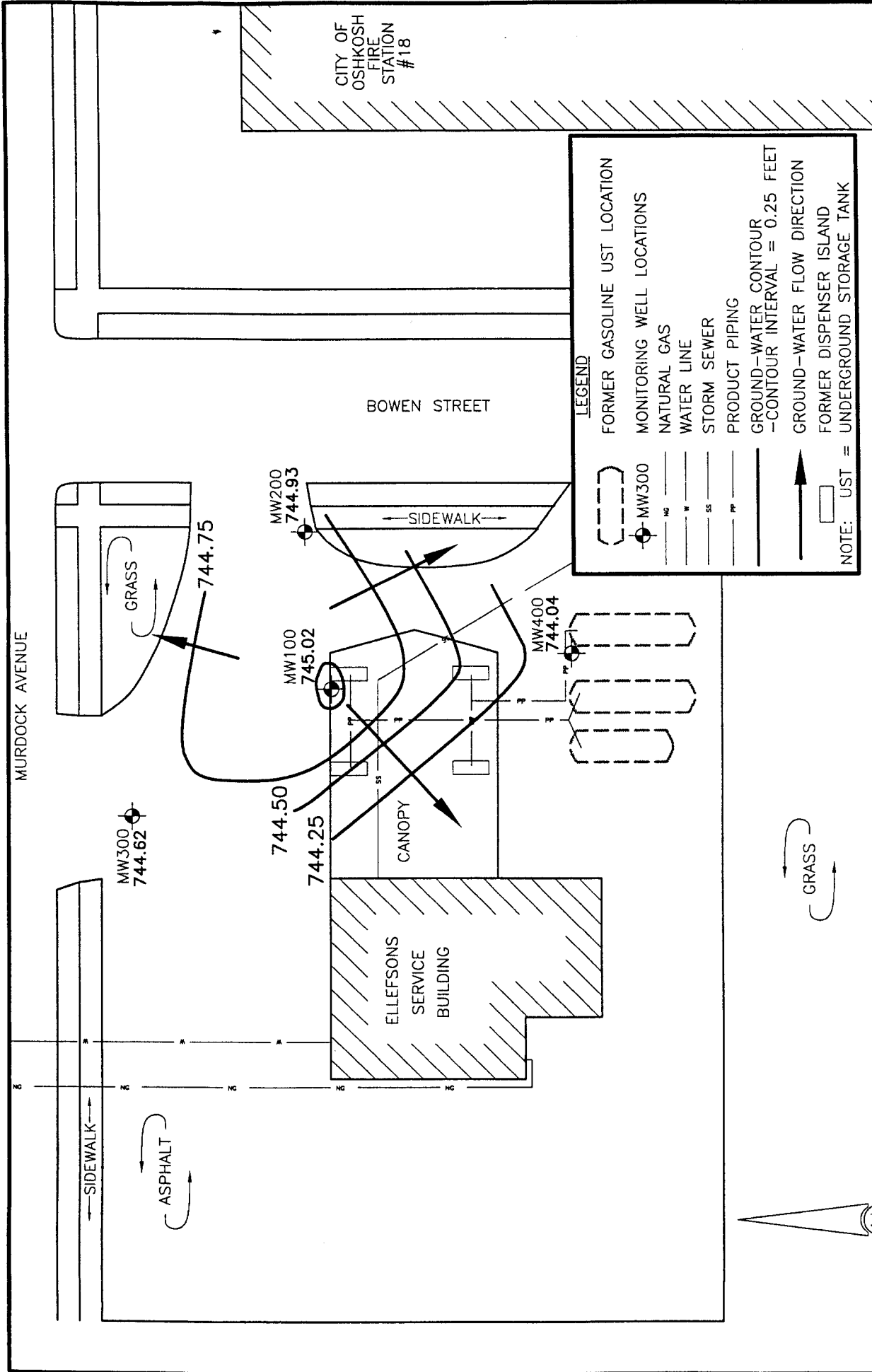


Northern Environmental
Hydrologists • Engineers • Geologists

SM

FIGURE 1
SITE LOCATION AND LOCAL TOPOGRAPHY
FORMER ELLEFSONS SERVICE STATION
OSHKOSH, WISCONSIN

FOR: HENRY NOFFKE



DRAWN BY: CLL PROJECT: HNP08-1109-0348 DATE: 11-13-00

REV. DATE
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Northern Environmental
Hydrologists • Engineers • Geologists

Table 4: Historical Ground-Water Quality results (Detected Compounds Only)

Former Ellefsons Service Station, Oshkosh, Wisconsin

1706

1200

Well ID	Date Sampled	Lead	Benzene	sec-Butylbenzene	n-Butylbenzene	1,2-Dichlorobenzene	Ethylbenzene	Isopropylbenzene	MTBE	n-Propylbenzene	Toluene	Total Triethylbenzene	Total Xylenes
WDNR PAL (μg/l)		1.5	0.5	NE	NE	0.5	140	NE	12	NE	200	96	1000
WDNR ES (μg/l)		15	5	NE	NE	5	700	NE	60	NE	1000	480	10000
MW-100	05/27/99	<1	370	<3.4	11	7.4 J*	18	<3.4	1200	<3	420	76	230
	08/27/99	370	5600	→ 5600	---	<36	260	---	4300	→ 4300	<35	220	650
	12/22/99	---	3900	→ 3900	---	---	310	---	3900	→ 3900	1700	370	1700
	03/31/00	---	1400	→ 1400	---	---	170	---	2300	→ 2300	130	270	560
	07/19/00	---	230	→ 230	---	---	21	---	300	→ 300	5.4	39	41.3
MW-200	05/27/99	<1	770	<6.8	4.7 J*	<7.2	34	<6.8	3500	<6.1	440	70	550
	08/27/99	---	1400	→ 1400	---	---	180	---	1900	→ 1900	100	172	330
	12/22/99	---	1800	→ 1800	---	---	150	---	3300	→ 3300	390	163	440
	03/31/00	---	400	→ 400	---	---	74	---	210	→ 210	200	77	390
	07/19/00	---	120	→ 120	---	---	75	---	28	---	110	180	440
MW-300	05/27/99	<1	<0.32	<0.34	<0.23	<0.36	<0.34	<0.34	30	<0.3	<0.35	<0.64	<0.66
	08/27/99	---	<0.25	---	---	---	<0.32	---	26	---	<0.38	<0.36	<0.67
	12/22/99	---	<0.32	---	---	---	<0.34	---	33	---	<0.35	<0.64	<1
	03/31/00	---	<0.39	---	---	---	<0.4	---	29	---	<0.37	0.4	<1.4
	07/19/00	---	<0.50	---	---	---	<0.50	---	38	---	<0.50	<0.50	<1.0
MW-400	05/27/99	<1	---	0.46 J*	2	<0.36	<0.34	0.38 J*	170	0.58 J*	0.53 J*	<0.64	<0.66
	08/27/99	---	<0.25	---	---	---	<0.32	---	89	→ 89	<0.38	<0.36	<0.67
	12/22/99	---	<0.32	---	---	---	<0.34	---	130	→ 130	<0.35	<0.64	<1
	03/31/00	---	<0.39	<0.4	---	---	<0.4	---	53	---	<0.37	<0.63	<1.4
	07/19/00	---	<0.50	---	---	---	<0.50	---	50	---	<0.50	<0.50	<1.0

Note:

MTBE = Methyl-Tertiary-Butyl-Ether

μg/l = micrograms per liter

WDNR = Wisconsin Department of Natural Resources

PAL = Preventive Action Limit

ES = Enforcement Standard

NE = Not established by WDNR

J* = Analyte detected between Limit of Detection and Limit of Quantification

--- = WDNR Preventive Action Limit Exceeded

--- = WDNR Enforcement Standard Exceeded